



**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET  
2023 PAY 2024**

State Form 56059 (R4 / 06-23)  
PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Owen  
Jurisdiction Owen County  
Allocation Code T60001  
Allocation Area Name Hoosier Energy Rural Coop

Form Prepared By:  
Name Brian Colton  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number 317-465-1500  
E-mail Address Brian.Colton@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>6,793</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>3,387,402</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$3,394,195</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>2,920,990</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>1,055,600</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>582,395</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$3,394,195</u>
<b>10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)</b>		<u>1.00000</u>
<b>11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)</b>		<u>\$6,793</u>
<b>12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)</b>		<u>\$2,914,197</u>
<b>2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)</b>		<u>1.00000</u>

I, Sheila Reeves Auditor, of Owen County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/2/23  
Sheila Reeves  
County Auditor (Signature)

Sheila Reeves  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

\_\_\_\_\_  
Commissioner, Department of Local Government Finance

08/02/2023  
Date (month, day, year)



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County Owen  
Jurisdiction Owen County  
Allocation Code T60002  
Allocation Area Name State Road 43 Corridor

Form Prepared By:  
Name Brian Colton  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number 317-465-1500  
E-mail Address Brian.Colton@bakertilly.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	<u>9,905,001</u>	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	<u>1,866,712</u>	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$11,771,713</u>
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	<u>11,227,472</u>	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>92,300</u>	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>600,000</u>	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		<u>\$11,735,172</u>
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99690</u>
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$9,874,295</u>
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,353,177</u>
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99690</u>

I, Sheila Reeves Auditor, of Owen County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/2/23

Sheila Reeves  
County Auditor (Signature)

Sheila Reeves  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

\_\_\_\_\_  
Commissioner, Department of Local Government Finance

08/02/2023  
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County	Owen
Jurisdiction	Town of Spencer
Allocation Code	T60101
Allocation Area Name	Spencer Downtown

Form Prepared By:	
Name	Robert L. Swintz
Unit/Company	LWG CPA's & Advisors
Telephone Number	317-634-4747
E-mail Address	bob.swintz@lwgcpa.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	7,519,021	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	469,542	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,988,563
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	7,476,728	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	0	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$7,476,728
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.93593
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$7,037,277
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$439,451
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.93593

I, Sheila Reeves Auditor, of Owen County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/1/2023  
Sheila Reeves  
County Auditor (Signature)

Sheila Reeves  
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

[Signature]  
Commissioner, Department of Local Government Finance

08/02/2023  
Date (month, day, year)



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County	Owen
Jurisdiction	Town of Spencer
Allocation Code	T60102
Allocation Area Name	Morgan Fletcher

Form Prepared By:	
Name	Robert L. Swintz
Unit/Company	LWG CPA's & Advisors
Telephone Number	317-634-4747
E-mail Address	bob.swintz@lwgcpa.com

1) 2022 Pay 2023 Base Assessed Value of Allocation Area	16,790,377	
2) 2022 Pay 2023 Incremental Assessed Value of Allocation Area	2,704,509	
3) 2022 Pay 2023 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$19,494,886
4) 2023 Pay 2024 Net Assessed Value of Allocation Area	18,375,860	
5) 2023 Pay 2024 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2023 Pay 2024 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2023 Pay 2024 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2023 Pay 2024 Appeals Settlements in Allocation Area	0	
9) 2023 Pay 2024 Adjusted Net Assessed Value of Allocation Area		\$18,375,860
10) 2023 Pay 2024 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.94260
11) 2023 Pay 2024 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$15,826,609
12) 2023 Pay 2024 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,549,251
2023 Pay 2024 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.94260

I, Sheila Reeves Auditor, of Owen County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/1/2023  
Sheila Reeves  
County Auditor (Signature)

Sheila Reeves  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

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Commissioner, Department of Local Government Finance

08/02/2023  
Date (month, day, year)